

PLANNING BOARD AGENDA

Neil Connelly, Chairman
Town of Lancaster Planning Board

WHERE: Town Hall, 21 Central Avenue, Lancaster, NY 14086

DATE: December 7, 2022

7:00 P.M. *Pledge of Allegiance*
Review Minutes from November 16, 2022 Planning Board Meeting
Review Correspondence.

SEQR – A Local Law Amending the Town Code Related to Certain Zoning Approvals Under § 400 to Clarify the Time for an Applicant to Request an Approval Extension.

SEQR – A Local Law Amending Subsection § 400-38(H)(4)(d) Approval of Minor Subdivision, Planning Board recommendation, (5)(f) approval of preliminary plat of Major Subdivision, (8) Filing of a Final Plat; and adding (9) Model Homes and (10) Building Permits to the Town Code of the Town of Lancaster.

SITE PLAN REVIEW – Project #2117 **Edgewater East SBL# 116.00-2-11.1** Located at 6026 Broadway. Construction of five 2-story, 10-unit apartment buildings (50 units total). Construction will also include a stormwater management system, utility improvements and a total of 111 parking spaces including 50 garage spaces. Contact person is Bryan Young @ Young Development @ 675-8000.

PRELIMINARY PLAT PLAN REVIEW – Project #1619 **Pine Hill Estates SBL# 94.00-3-10.** Located at 611 Pavement Rd. The proposed development consists of a subdivision of approximately 75+/- acres of land addressed into 10 lots for the purpose of creating larger, low density single family residential homes. Contact person is Mike Metzger @ Metzger Civil Engineering PLLC @ 633-2601.

DISCUSSION (REZONE) – Project #2158 **Commercial Storage Building SBL#116.00-3-3.1** located at 6130 Broadway. Development will consist of approximately 6,000 square foot storage building for material storage. Additional site improvements include asphalt pavement, an on-site septic system and stormwater infrastructure. Contact person is Mike Metzger @ Metzger Civil Engineering PLLC @ 633-2601.

PRESENTATION – Jill Jedlicka from the Buffalo Niagara Waterkeepers will make a presentation at 6:15.

DISCUSSION – **PRIOR** to the planning board meeting, Dave Mazur, Councilman will have another discussion at 5:30 regarding the RV code.

12/2/22